

**Grantee: Washington, DC**

**Grant: B-08-MN-11-0001**

**April 1, 2010 thru June 30, 2010 Performance Report**

**Grant Number:**

B-08-MN-11-0001

**Obligation Date:****Grantee Name:**

Washington, DC

**Award Date:****Grant Amount:**

\$2,836,384.00

**Contract End Date:****Grant Status:**

Active

**Review by HUD:**

Reviewed and Approved

**QPR Contact:**

No QPR Contact Found

**Disasters:****Declaration Number**

NSP

**Narratives****Areas of Greatest Need:****Distribution and and Uses of Funds:****Definitions and Descriptions:****Low Income Targeting:****Acquisition and Relocation:****Public Comment:****Overall****This Report Period****To Date****Total Projected Budget from All Sources**

N/A

\$9,274,790.00

**Total CDBG Program Funds Budgeted**

N/A

\$2,836,384.00

**Program Funds Drawdown**

\$0.00

\$0.00

**Obligated CDBG DR Funds**

\$1,951,138.00

\$1,951,138.00

**Expended CDBG DR Funds**

\$0.00

\$0.00

Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

## Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$425,457.60	\$0.00
Limit on Admin/Planning	\$283,638.40	\$0.00
Limit on State Admin	\$0.00	\$0.00

## Progress Toward Activity Type Targets

## Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$709,096.00	\$647,500.00

## Overall Progress Narrative:

DHCD's strategy of using the HUD Neighborhood Stabilization Program (NSP 1) funds in the Ivy City Neighborhood of Washington, DC is one that, while challenging, can increase the overall viability of the neighborhood, providing additional stability through the creation of new affordable homeownership opportunities. While there have been some issues regarding the project sponsors being able to complete their upfront due diligence items, we have worked in concert with other District agencies to iron out these challenges, so that each transaction can close within the mandated deadline. As a result, as of the end of the 3rd quarter FY 2010, DHCD is on track to meet all of the commitment/obligation deadlines for the NSP1 funds, with the expectation that each transaction to be funded using NSP1 funds will close by the end of August 2010. Over the next 7 to 10 days, DHCD will adjust its strategy to efficiently reallocate the applicable amount of NSP1 funds across the eligible projects slated to close by August 2010 – and this will be the final development program for these funds.

## Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
09-NSP-G, NSP-Ivy City Demonstration Project	\$0.00	\$2,836,384.00	\$0.00
9999, Restricted Balance	\$0.00	\$0.00	\$0.00

## Activities

<b>Grantee Activity Number:</b>	<b>2009-NSP-ADMIN-12</b>
<b>Activity Title:</b>	<b>Ivy City Demostration Admin</b>

**Activity Category:**

Administration

**Activity Status:**

Under Way

**Project Number:**

09-NSP-G

**Project Title:**

NSP-Ivy City Demostration Project

**Projected Start Date:**

06/15/2009

**Projected End Date:**

02/28/2011

**Completed Activity Actual End Date:**
**National Objective:**

N/A

**Responsible Organization:**

District of Columbia

<b>Overall</b>	<b>Apr 1 thru Jun 30, 2010</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$283,638.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$283,638.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$283,638.00	\$283,638.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

Up to 10% of NSP funds may be used to pay reasonable program administration costs and carrying out charges related to the planning and execution of NSP-assisted activities. Program administration costs include staff and related expenditures required or overall program management, coordination, monitoring, reporting and evaluation. A separate function of program administration is financial services, whereby financial and budgetary information is provided to department program/administrative units.

**Location Description:**

Ivy City, Ward 5— Mount Olivet Road NE on the southwest, New York Avenue on the northwest and West Virginia Avenue on the southeast Washington, DC Census tract 88.03

**Activity Progress Narrative:**
**Accomplishments Performance Measures**

No Accomplishments Performance Measures found.

**Beneficiaries Performance Measures**

No Beneficiaries Performance Measures found.

**Activity Locations**

No Activity Locations found.

**Other Funding Sources Budgeted - Detail**

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

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<b>Grantee Activity Number:</b>	<b>2009-NSP-DCHH-12</b>
<b>Activity Title:</b>	<b>Reconstruction - DC Habitat Ivy City Demonstration</b>

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

09-NSP-G

**Projected Start Date:**

07/01/2009

**Activity Status:**

Under Way

**Project Title:**

NSP-Ivy City Demonstration Project

**Projected End Date:**

02/28/2011

**Completed Activity Actual End Date:**
**National Objective:**

NSP Only - LH - 25% Set-Aside

**Responsible Organization:**

DC Habitat for Humanity

<b>Overall</b>	<b>Apr 1 thru Jun 30, 2010</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$1,284,305.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$647,500.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$647,500.00	\$647,500.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
DC Habitat for Humanity	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

The activity addresses the need to stabilize and create additional affordable home ownership opportunities in the Ivy City neighborhood. DC Habitat for Humanity will offer eight housing units for sale once construction is complete. The District of Columbia will mandate that these homes remain affordable for a minimum of 15 consecutive years starting at the date of the initial sale. In order to bring this development to fruition, the District will give NSP funds to DC Habitat for Humanity in order to finance a portion of the construction costs, which will make the development of the affordable units financially feasible.

**Location Description:**

Ivy City, Ward 5— Mount Olivet Road NE on the southwest, New York Avenue on the northwest and West Virginia Avenue on the southeast Washington, DC Census tract 88.03

**Activity Progress Narrative:**

DHCD closed on this portion of the financing at the end of May 2010. Now that closing has occurred, the initial drawdown of funds will occur by mid July for rehabilitation/construction, and construction completion should occur within 12 months. During the course of construction, 100% of the NSP funds will be drawn down, with 25% drawn down within 30 days of closing and then the remaining 75% within 12 months. Upon completion, units are expected to be sold to eligible homebuyers within 6-12 months.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	12/2

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	16/8

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households benefitting	0	0	0	16/8	0/0	16/8	100.00

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
Private Financing	\$636,805.00
Total Other Funding Sources	\$636,805.00

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<b>Grantee Activity Number:</b>	<b>2009-NSP-Manna-12</b>
<b>Activity Title:</b>	<b>Manna Inc. Ivy City Demostration</b>

**Activity Category:**

Construction of new housing

**Project Number:**

09-NSP-G

**Projected Start Date:**

06/15/2009

**Activity Status:**

Under Way

**Project Title:**

NSP-Ivy City Demostration Project

**Projected End Date:**

08/31/2010

**Completed Activity Actual End Date:**
**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

Manna, Inc.

<b>Overall</b>	<b>Apr 1 thru Jun 30, 2010</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$4,741,391.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$1,020,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$1,020,000.00	\$1,020,000.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
Manna, Inc.	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

The activity addresses the need to stabilize and create additional affordable home ownership opportunities in the Ivy City neighborhood. Manna will offer 20 units of condominium and townhome units for sale once construction is complete. The District of Columbia will mandate that these homes remain affordable for a minimum of 15 consecutive years starting at the date of the initial sale. In order to bring this development to fruition, the District will give NSP funds to Manna Inc. in order to finance a portion of the construction costs for the project to be disbursed over the construction timelines, such that the finished units within the development will be completed in a timely fashion and kept financially feasible.

**Location Description:**

Ivy City, Ward 5— Mount Olivet Road NE on the southwest, New York Avenue on the northwest and West Virginia Avenue on the southeast Washington, DC Census tract 88.03

**Activity Progress Narrative:**

Manna has requested changes in the terms to their property disposition agreement and has requested additional NSP 1 funding to compensate for changing market conditions and increased development costs — thereby bringing the requested NSP 1 funding amount for the project to \$1.02M. At this point, this requested funding increase has been underwritten, and a letter of conditional commitment has been issued for the \$1.02M. Presently Manna is working to finalize its construction permits with the DC Department of Consumer & Regulatory Affairs and its legal documents for the NSP 1 funds coming from DHCD. Overall, this project is slated to close no later than August 2010. Once closing occurs, rehabilitation/construction is expected to start within 30 days of closing, and construction completion should occur within 12 months. During the course of construction, 100% of the NSP funds will be drawn down, and the initial drawdown will occur within 30 days of closing. Upon completion, units are expected to be sold to eligible homebuyers within 6-12 months of construction completion.

	This Report Period	Cumulative Actual Total / Expected
# of Housing Units	Total	Total
	0	40/20

	This Report Period			Cumulative Actual Total / Expected			
# of Households benefitting	Low	Mod	Total	Low	Mod	Total	Low/Mod%
	0	0	0	26/13	14/7	40/20	100.00

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
Developer Equity	\$124,327.00
LISC	\$1,269,501.00
Private Financing	\$2,327,563.00
Total Other Funding Sources	\$3,721,391.00

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<b>Grantee Activity Number:</b>	<b>2009-NSP-MiCASA-12</b>
<b>Activity Title:</b>	<b>MiCasa Ivy City Demostration</b>

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Under Way

**Project Number:**

09-NSP-G

**Project Title:**

NSP-Ivy City Demostration Project

**Projected Start Date:**

06/15/2009

**Projected End Date:**

08/31/2010

**Completed Activity Actual End Date:**
**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

MiCasa, Inc.

<b>Overall</b>	<b>Apr 1 thru Jun 30, 2010</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$2,965,456.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$885,246.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
MiCasa, Inc.	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

The activity addresses the need to stabilize and create additional affordable home ownership opportunities in the Ivy City neighborhood. Mi Casa will offer 7 3BR & 4BR housing units for sale once the units reach construction completion. The District of Columbia will mandate that these homes remain affordable for a minimum of 15 consecutive years starting at the date of the initial sale. In order to bring this development to fruition, the District will give NSP funds to Mi Casa in order to finance a portion of the new construction costs on the presently vacant lots, which will make the development of the affordable units financially feasible.

**Location Description:**

Ivy City, Ward 5— Mount Olivet Road NE on the southwest, New York Avenue on the northwest and West Virginia Avenue on the southeast Washington, DC Census tract 88.03

**Activity Progress Narrative:**

As its project is presently in underwriting, MiCasa is currently reviewing construction bids and has submitted a request for additional NSP 1 funding to compensate for increased development costs — thereby bringing the requested NSP 1 funding amount for the project to \$1,214,000. The construction bid process has taken longer than expected, as MiCasa is attempting to minimize the costs of developing these 7 single-family homes. In addition, MiCasa is presently in negotiations with DHCD regarding the property disposition agreement, while finalizing its construction financing terms with its private construction lender. Overall, DHCD expects that the funds for this transaction will be committed by the end of July 2010, will close by the end of August 2010 and will have in initial construction start date of late September 2010. During the course of construction, 100% of the NSP funds will be drawn down, and the initial drawdown will occur within 30 days of closing. Upon construction completion, all 7 single-family homes are expected to be sold by October 2011.

## Accomplishments Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Total			Total			
# of Properties	0			7/7			
	This Report Period			Cumulative Actual Total / Expected			
	Total			Total			
# of Housing Units	0			20/7			
	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households benefitting	0	0	0	0/0	7/7	27/7	25.93

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
HOME	\$219,418.00
Private Financing	\$1,860,792.00
Total Other Funding Sources	\$2,080,210.00

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<b>Grantee Activity Number:</b>	<b>2009-NSP-MissionFirst-12</b>
<b>Activity Title:</b>	<b>Mission First-Ivy City Demostration Project</b>

**Activity Category:**

Construction of new housing

**Activity Status:**

Cancelled

**Project Number:**

09-NSP-G

**Project Title:**

NSP-Ivy City Demostration Project

**Projected Start Date:**

06/15/2009

**Projected End Date:**

05/30/2010

**Completed Activity Actual End Date:**
**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

Mission First

<b>Overall</b>	<b>Apr 1 thru Jun 30, 2010</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$0.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$0.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
Mission First	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

The District has decided to provide a portion of its NSP II fund allocation to DC Habitat for Humanity. These NSP II funds will finance a portion of the construction costs, which will make the development of these affordable units financially feasible. Note that the District's use of NSP II fund allocation for this project does not require an update to its Citizen Participation Plan for NSP I. The DC Habitat for Humanity activity addresses the need to stabilize and create additional affordable home ownership opportunities in the Ivy City neighborhood. DC Habitat for Humanity will offer a total 15 housing units for sale once construction is complete. The District of Columbia will mandate that these homes remain affordable for a minimum of 15 consecutive years starting at the date of the initial sale. In addition we have requested underwriting assistance for NSP1 in mid-July 2010. This assistance has been helpful and allowed DHCD to make a funding recommendation to another on-going NSP 1 activity.

**Location Description:**

Ivy City, Ward 5— Mount Olivet Road NE on the southwest, New York Avenue on the northwest and West Virginia Avenue on the southeast Washington, DC Census tract 88.03

**Activity Progress Narrative:**

Activity Cancelled.

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	30/15

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households benefitting	0	0	0	11/0	15/15	30/15	86.67

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	